

**CITY OF MILPITAS PLANNING COMMISSION
AGENDA FOR MAY 26, 2004
CITY HALL COUNCIL CHAMBERS 7:00 P.M.
455 E. CALAVERAS BLVD., MILPITAS, CA 95035
(408) 586-3279**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium, state their name and address for the Secretary's record, and limit their remarks to under two minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

- IV. APPROVAL OF MINUTES:** May 12, 2004
- V. ANNOUNCEMENTS**
- VI. APPROVAL OF THE AGENDA**
- VII. CONSENT CALENDAR (Items with an asterisk *)**

At this time any member of the Planning Commission, member of the audience, or staff may request of the Planning Commission to have any item removed from or added to the consent calendar. If removed, this item will be discussed in the order which it appears on the agenda.

VIII. PUBLIC HEARING

- 1. "S" ZONE APPROVAL AMENDMENT NO. SA2004-2 AND USE PERMIT AMENDMENT NO. UA2004-7:** A request to amend a previously approved mixed use development to reduce the number of residential units from 102 to 96, reduce the retail floor area, modify their Density Bonus approval to exceed the maximum density by 7 units and a request not to provide 27 required parking spaces. The project site is located at 230 North Main Street (APN: 028-24-017 and -018) within the MXD-TOD zoning district. Applicant: Apton Properties, LLC. Project Planner: Staci Pereira, (408) 586-3278. (PJ# 3144) *(Recommendation: Recommend Approval to City Council with Conditions)*
- 2. SIX-MONTH REVIEW (PR2004-2) OF USE PERMIT AMENDMENT NO. UA2003-15:** A six-month review of Use Permit Amendment No. UA2003-15 for live entertainment, to ensure that a garbage enclosure is built and the project is in compliance with all conditions of approval for the Manila Natori restaurant at 579 South Main Street (APN: 086-11-012), zoned Mixed Use (MXD). Applicant: Bella Juniega. Project Planner: Troy Fujimoto, (408) 586-3287. (PJ# 2343) *(Recommendation: Note Receipt and File)*

- * 3. **USE PERMIT AMENDMENT NO. UA2004-6:** A request to amend an existing use permit to allow outdoor cooking (barbecue) and add a deli service to an existing market at 74 Dempsey Road (APN: 088-04-001), zoned Neighborhood Commercial with an "S" overlay (C1-S). Applicant: Al-Khafaji Hassan. Project Planner: Troy Fujimoto, (408) 586-3287. (PJ# 2321) *(Recommendation: Approval with Conditions)*
- * 4. **PLANNED UNIT DEVELOPMENT (PD2002-2) AND TIME EXTENSION (TE2004-2):** A request for a one-time 18-month time extension for Planned Unit Development No. PD2002-2 for a hillside single-family home at 1000 Country Club Drive. (APN: 029-03-014), zoned Single Family Hillside (R1-H). Applicant: LaCroix Construction Co. Inc. Project Planner: Troy Fujimoto, (408) 586-3287. *(Recommendation: Recommend Approval to City Council with Conditions)*

IX. ADJOURNMENT

THE NEXT PLANNING COMMISSION MEETING IS June 9, 2004

The Planning Division will provide a recorded agenda or minutes on standard cassette or printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division 48 hours prior to the meeting at (408) 586-3279, TDD (408) 586-3013.

MILPITAS PLANNING COMMISSION SUBCOMMITTEE

The Planning Commission Subcommittee consists of two members (currently Vice Chair Lalwani-regular member, Debbie Giordano-regular member and Alex Galang-alternate member) of the Planning Commission, who have approval authority for minor "S" Zone project reviews not involving public hearings. The project reviews are held at 6:30 P.M. on Planning Commission meeting nights, in the City of Milpitas City Hall Committee Room, First Floor, 455 E. Calaveras Boulevard.

- a. **"S"-ZONE APPROVAL AMENDMENT (SA2004-44):** A request to install two new building signs for single-tenant structures. The signs would replace existing signs on the rear of the two Credence buildings at 1421 California Circle (APN: 022-38-022), zoned Industrial Park (MP). Applicant: Baymark Signs for Credence. Project Planner: Dennis Carrington (408) 586-3275.